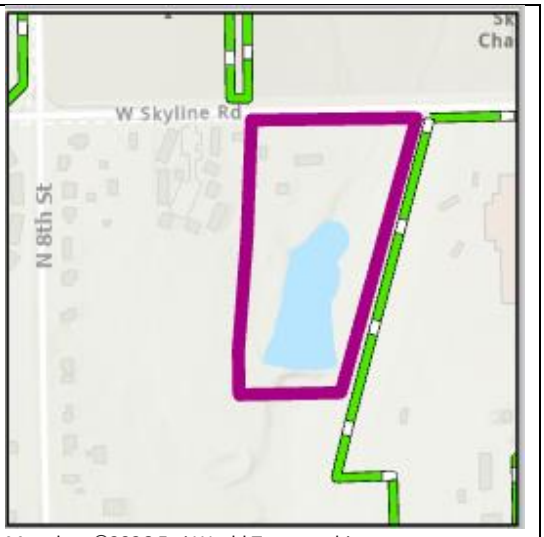
Arkansas City
KANSAS

Community Development Division
Josh White, Director
118 W Central Ave, Arkansas City, KS 67005
Phone: 620-441-4420 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER	APPLICANT/PROPERTY OWNER
RZ-2025-123	Lance Rudman
PUBLIC HEARING DATE	**PROPERTY ADDRESS/LOCATION**
May 12, 2026 \ July 14, 2026	519 W Skyline Rd

SUMMARY OF REQUEST

The subject property is located at 519 W Skyline Road. The surrounding area is comprised of residential and industrial uses. The property consists of approximately 11.54 acres. The applicant is requesting a rezone from R-1, Low Density Residential District to an A, Agricultural District. The change would allow continued agricultural use on the site. Staff recommend granting the rezone.



Map data ©2026 Esri World Topographic map

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1, Low Density Residential District	Pasture and residential	North:I-2; Industrial South: R-1; Vacant East: Unzoned; Industrial West: R-3; Residential Apartments	Two homes and accessory buildings	11.54 acres

STAFF RECOMMENDATION

☒ **APPROVE** ☐ **APPROVE WITH CONDITIONS** ☐ **DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN

The Future Land Use portion of the Comprehensive Plan designates this property as residential as that was the use in 2014 when the maps were originally drawn. The use remained residential in 2022 when the maps were updated. There is a goal in Chapter 7 of the Comprehensive Plan to "Encourage easy access to healthy foods" and an action relating to promoting urban agricultural as well as produce stands and community gardens. This change doesn't necessarily assist the community with that goal, but the opportunity is there.

PROPERTY HISTORY

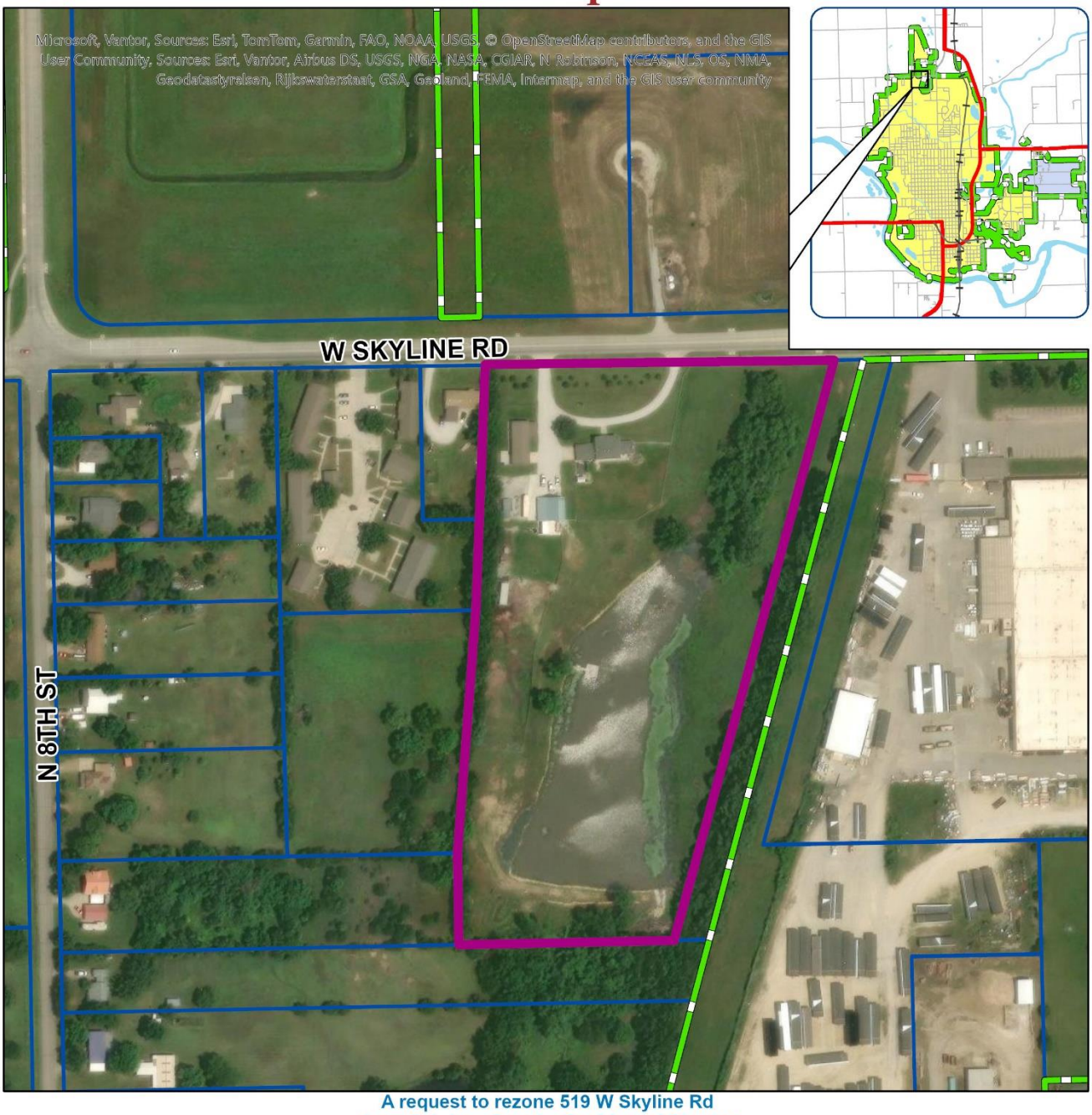
This property was annexed into the city in 1986. In 1987, the property was zoned B-2 (current C-3) for a construction business. In 2014, when the city was rezoned, the property was owned by the current applicant, was not being used as a commercial property, and was classified as R-1.

COMPATIBILITY with the ZONING ORDINANCE

The surrounding area is comprised of residential and industrial uses. It is the intent of the A District to preserve and protect agricultural resources. The district is not intended to serve the homeowner who lives on a small suburban lot but is designed to accommodate agricultural operations on substantial acreage. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses. The change in classification would be consistent with the intent and purpose of these regulations.

Area map

Rezone Request



A request to rezone 519 W Skyline Rd from R-1, Low Density Residential District to A, Agricultural District

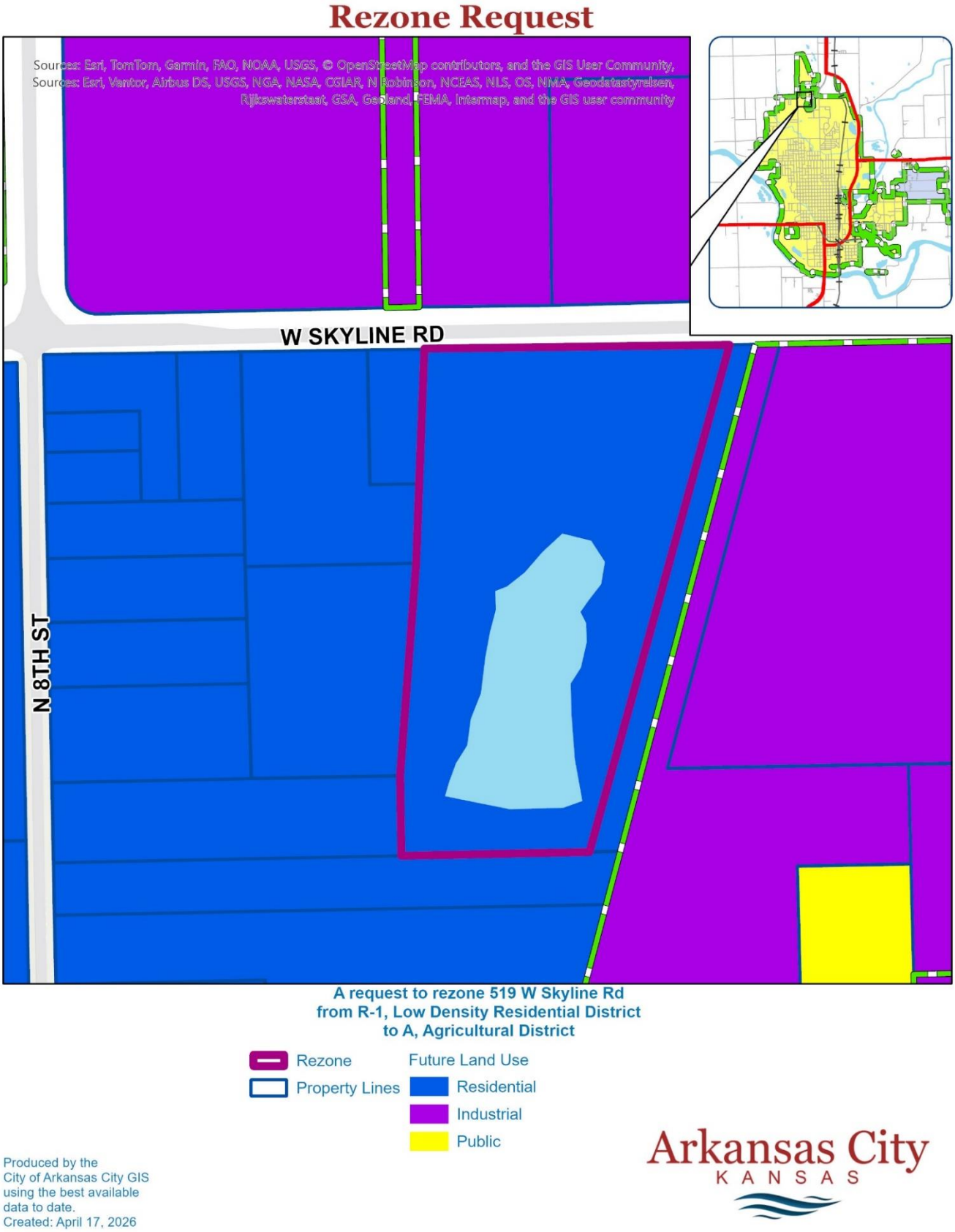
Rezone

Property Lines

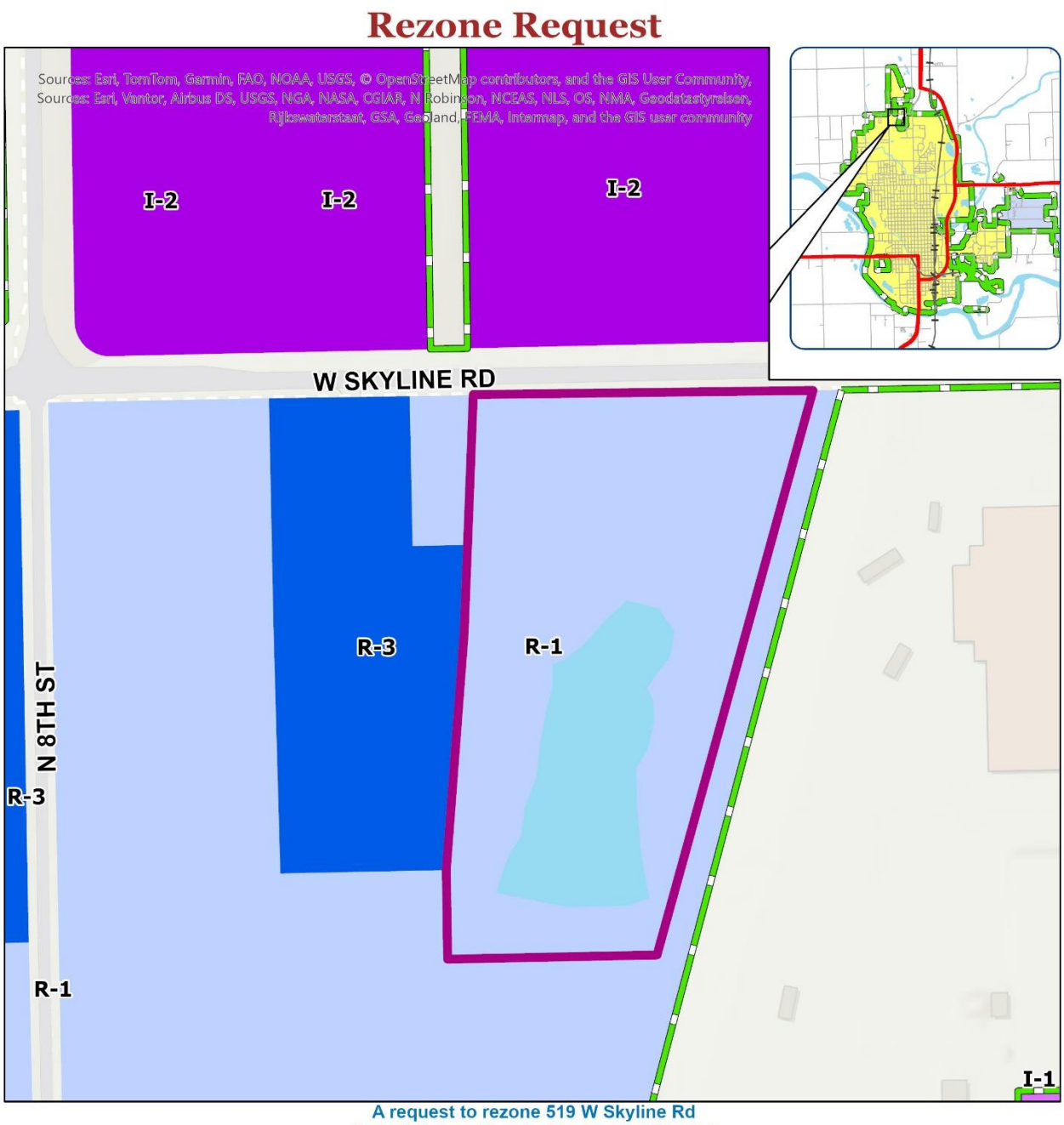
Produced by the City of Arkansas City GIS using the best available data to date.
Created: April 14, 2026

Arkansas City KANSAS

Future Land Use map



Zoning map



A request to rezone 519 W Skyline Rd from R-1, Low Density Residential District to A, Agricultural District

Rezone

Zoning Districts

- R-1, Low Density Residential District
- R-3, High Density Residential District
- I-1, Light Industrial District
- I-2, Heavy Industrial District

Arkansas City KANSAS

Produced by the City of Arkansas City GIS using the best available data to date.
Created: April 17, 2026

Site Plan
No site plan provided

Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations.

The surrounding area is comprised of residential and industrial uses. It is the intent of the 'A' District to preserve and protect agricultural resources. The district is not intended to serve the homeowner who lives on a small suburban lot but is designed to accommodate agricultural operations on substantial acreage. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change.

The surrounding area is comprised of residential and industrial uses. The change in zoning should not affect the character of the surrounding neighborhood.

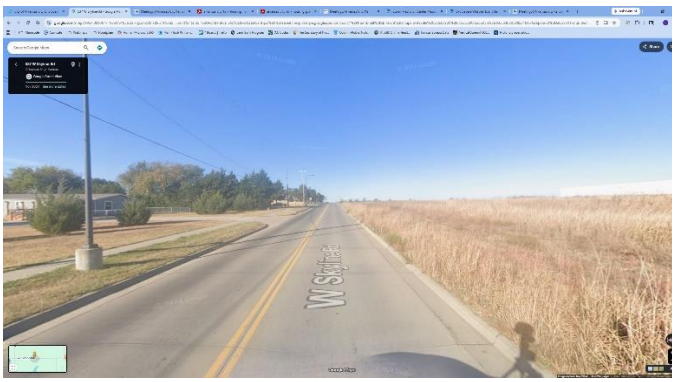
Neighborhood Photos



Subject Property. Google Streetview from November 2024



Looking East along Skyline Rd. Google Streetview from November 2024.



Looking West along Skyline Rd. Google Streetview from November 2024.

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The area is not experiencing changing conditions that would make the proposed change necessary.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification.

The properties surrounding the site are residential and industrial. The proposed use is agricultural use which is normally compatible with residential uses. The change in classification would be compatible with the nearby properties.

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed change would allow agricultural uses with less restrictions than those of residential districts. This includes the allowance for additional fowl as well as greenhouses, nurseries and stands for the retail sale of agricultural products or commodities raised on the premises.

6. The suitability of the applicant's property for the uses to which it has been restricted.

The property is currently zoned for residential use. The area is suitable for residential use but due the larger size of this lot and its long-term agricultural use, the 'A' district may be more appropriate for the property.

7. The length of time the subject property has remained vacant or undeveloped as zoned.

The subject property is not vacant.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.

Adequate sewer and water facilities are already present at the site, and no enhancements would be needed.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development.

There is very little available land with the city limits suitable for agricultural uses.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan.

The Future Land Use portion of the Comprehensive Plan designates this property as residential as that was the use in 2014 when the maps were originally drawn. The use remained residential in 2022 when the maps were updated. There is a goal in Chapter 7 of the Comprehensive Plan to "Encourage easy access to healthy foods" and an action relating to promoting urban agricultural as well as produce stands and community gardens. This change doesn't necessarily assist the community with that goal, but the opportunity is there.

11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,

The proposed project should not affect public health (other than the opportunity as noted in 10) and should not negatively affect the safety or general welfare of the public.

12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application.

The Planning Commission held a public hearing on May 12, 2026, and voted to deny the rezoning request citing lack of evidence needed to rezone the property. At the June 9, 2026, meeting, the applicant requested a rehearing of the request with a chance to bring more evidence. The Planning Commission agreed to rehear the case on July 14, 2026. At the rehearing, the Planning Commission heard additional evidence and voted to recommend approval of the request.

13. Recommendations of professional staff.

It is the recommendation of staff that the requested rezoning R-1 to A be approved based on the following conclusions:

- The use of the property has long been agricultural
- The proposed change should not negatively impact the neighborhood
- The proposed change has an opportunity to have a positive effect on public health